



City of El Paso – City Plan Commission Staff Report

Case No: PZST13-00006
Application Type: Special Permit
CPC Hearing Date: April 4, 2013
Staff Planner: Andrew Salloum, (915) 541-4633, salloumam@elpasotexas.gov

Location: 9915, 9919, & 9923 Taj Mahal Street
Legal Description: Lot 26-28, Block 3, Sahara Subdivision, City of El Paso, El Paso County, Texas
Acreage: 0.414-acre
Rep District: 4
Zoning: R-4 (Residential)
Existing Use: Vacant
Request: Infill Development / request reduced lot area, lot width, and cumulative front/rear yard
Proposed Use: Duplex

Property Owner: David Velasco
Representative: David Velasco

SURROUNDING ZONING AND LAND USE

North: R-4 (Residential) / Parking lot
South: R-4 (Residential) / Vacant
East: R-4 (Residential) / Vacant
West: C-3 (Commercial) / Retail

The Plan for El Paso Designation: G-3, Post-War (Northeast Planning Area)

NEAREST PARK: Milagro Park (3,216 feet)

NEAREST SCHOOL: Parkland Elementary (3,228 feet)

NEIGHBORHOOD ASSOCIATIONS

There are no registered neighborhood associations in the area.

NEIGHBORHOOD INPUT

Notice of a Public Hearing was mailed to all property owners within 300 feet of the subject property on March 19, 2013. The Planning Division has not received any letters or phone calls in support or opposition of the special permit request.

APPLICATION DESCRIPTION

The applicant is requesting a special permit and detailed site development plan review for infill development to reduce the lot size from the required 7,000 square-foot to 6,000 square-feet, lot width from the required 70 feet to 60 feet, and cumulative front and rear yard setback from the required 45 feet to 40 feet for each duplex. The detailed site development plan shows three (3) 2,770 square-feet duplexes. Each lot complies with all other setback. Access to the subject property is proposed from Taj Mahal Street.

PLANNING DIVISION RECOMMENDATION

The Planning Division recommends **approval** of the special permit and detailed site development plan review request for Infill Development, as it complies with 20.04.320 special permit and 20.04.150 detailed site development plan.

Plan El Paso-Future Land Use Map Designation

All applications for special permit shall demonstrate compliance with the following criteria:

G-3, Post-War: This sector applies to transitional neighborhoods typically developed from the 1950s through the 1980s. Streets were laid out with curvilinear patterns without alleys and shopping centers are located at major intersections behind large parking lots. This sector is generally stable but would benefit from strategic suburban retrofits to supplement the limited housing stock and add missing civic and commercial uses.

The purpose of the R-4 (Residential) district is to promote and preserve residential development within the city to create basic neighborhood units. It is intended that the district regulations maintain a low density of dwelling units supporting a suburban-urban interface that permits developments utilizing varying lot configurations. The regulations of the districts will permit primarily single-family and two-family residential areas, and recreational and institutional uses incidental to and serving the neighborhood.

COMMENTS:

City Development Department – Planning Division - Transportation

No objections to the proposed special permit

Site Plan Comments

1. Provide driveway widths (maximum width of 24ft. for single and two-family dwellings).
2. Provide width of driveway islands. A minimum island of 15 ft. is required between driveways.
3. Sidewalks shall continue across driveways and not ramp down.

Note:

1. All proposed paths of travel (accessible sidewalks, wheelchair access curb ramps and driveways) located within public rights-of-way shall be constructed in compliance with the current ADA/TAS regulations and City Design Standards for construction.

City Development Department – Plan Review

No objections subject to meeting all building and zoning codes at time of submittal for building permit.

City Development Department - Landscaping Division

Landscape is not required for residential use in this infill area.

City Development Department - Land Development

No objections.

Grading plan and permit shall be required.*

Storm Water Pollution Prevention Plan and/or permit required.*

Drainage plans must be approved by the City Development Department, Land Development Section.*

* This requirement will be applied at the time of development.

Fire Department

Fire does not adversely affect fire department at this time. *

* Note, A more detailed reviewed will be done by fire plan review during the permitting process.

Police Department

Attached Special Permit application and site plan for infill developments of duplexes at Taj Majal Street have been reviewed and there are no objections or comments to add. Thank you for informing us of the matter.

Sun Metro

Sun Metro does not oppose this request. Recommends the construction of sidewalks to permit pedestrian access to mass transit options.

El Paso Water Utilities

1. EPWU does not object to this request.

EPWU-PSB Comments

Water:

2. There is an existing six (6) inch diameter water main that extends along Taj Mahal Street on the eastern boundary of the subject property. This water main is available for service.

3. Previous water pressure readings from fire hydrant #6497, located on the eastern side of Taj Mahal Street fronting the subject property, have yielded a static pressure of 90 pounds per square inch (psi), a residual pressure of 84 psi and a discharge of 1113 gallons per minute (gpm).

4. The owner should, for his own protection and at his own expense, install at the discharge side of each water meter a pressure regulator, strainer and relief valve, to be set for pressure as desired by the customer. The Lot owner shall be responsible for the operation and maintenance of the above-described water pressure regulating device.

Sanitary Sewer:

4. There is an existing eight (8) inch diameter sanitary sewer main in the alley between Taj Mahal Street and Dyer Street on the western boundary of the subject property. This sanitary sewer main is available for service.

5. There is an existing eight (8) inch diameter sanitary sewer main along Taj Mahal Street fronting the subject property. This sewer main is available for service.

6. Application for additional water services should be made 6 to 8 weeks prior to construction to ensure water for construction work. New service applications are available at 1154 Hawkins, 3rd Floor. A site plan, utility plan, grading and drainage plans, landscaping plan, the legal description of the property and a certificate-of-compliance are required at the time of application. Service will be provided in accordance with the current EPWU – PSB Rules and Regulations. The applicant is responsible for the costs of any necessary on-site and off-site extensions, relocations or adjustments of water lines and appurtenances.

CITY PLAN COMMISSION OPTIONS

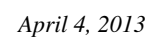
The City Plan Commission may consider the following options and additional options that it identifies when reviewing the special permit and detailed site development plan application:

1. Recommend approval of the application finding that the special permit and detailed site development plan are in conformance with the review criteria of Plan El Paso as reflected in CPC report or other criteria that the CPC identifies from the Plan
2. Recommend approval of the application with modifications to bring the special permit and detailed site development plan into conformance with the review criteria in Plan El Paso as reflected in CPC report or other criteria from the Plan as identified by the CPC.
3. Deny the application finding that the special permit and detailed site development plan do not conform to the review criteria in Plan El Paso as reflected in CPC report or other criteria identified from the Plan by the CPC.

Attachments

1. Zoning Map
2. Aerial Map
3. Detailed Site Development Plan

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ATTACHMENT 2: AERIAL MAP

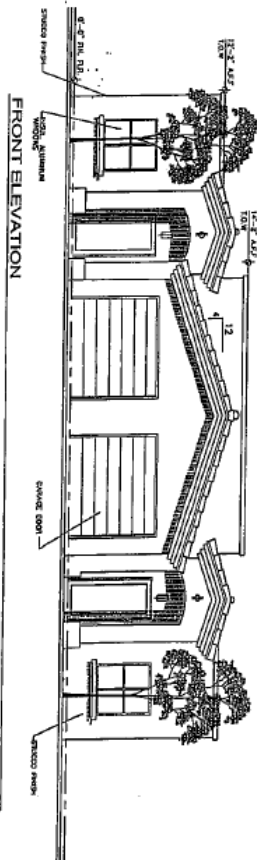
PZST13-00006



ATTACHMENT 3: DETAILED SITE DEVELOPMENT PLAN



25 Feb 2013
JLJ



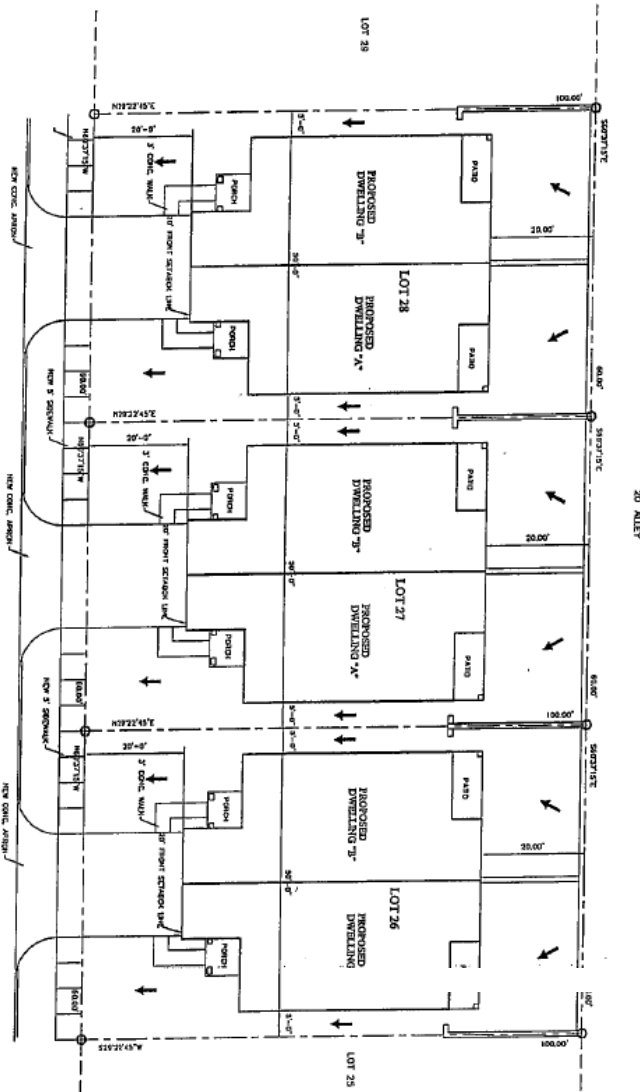
FRONT ELEVATION



SITE PLAN
RESUBDIVISION
 TAU MAHAL AVENUE
 EL PASO, TEXAS
 CITY OF EL PASO, TEXAS
 CITY OF EL PASO, TEXAS

TAU MAHAL AVENUE

AREA TABULATION
 PER LOT
 LOT 25 2200 S.F.
 LOT 26 2200 S.F.
 LOT 27 2200 S.F.
 LOT 28 2200 S.F.
 LOT 29 2200 S.F.
 TOTAL 11000 S.F.
 Scale: 1" = 100'



SHEET NO. 1 SITE PLAN AND FRONT ELEVATION SHT. 01 OF 01	J. L. J. DESIGNS CELL (915) 329-4346 8424 WISCOUNT SUITE 148 EL PASO, TEXAS 79925	PROJECT NAME MR. DAVID VELASCO PROPERTY TAU MAHAL AVENUE EL PASO, TEXAS		DATE 02-25-13 BY JLJ	REVISIONS 1. 02-25-13 2. 02-25-13 3. 02-25-13 4. 02-25-13 5. 02-25-13 6. 02-25-13 7. 02-25-13 8. 02-25-13 9. 02-25-13 10. 02-25-13
		(Empty space for additional project information)			